

BROOKHILL COTTAGES

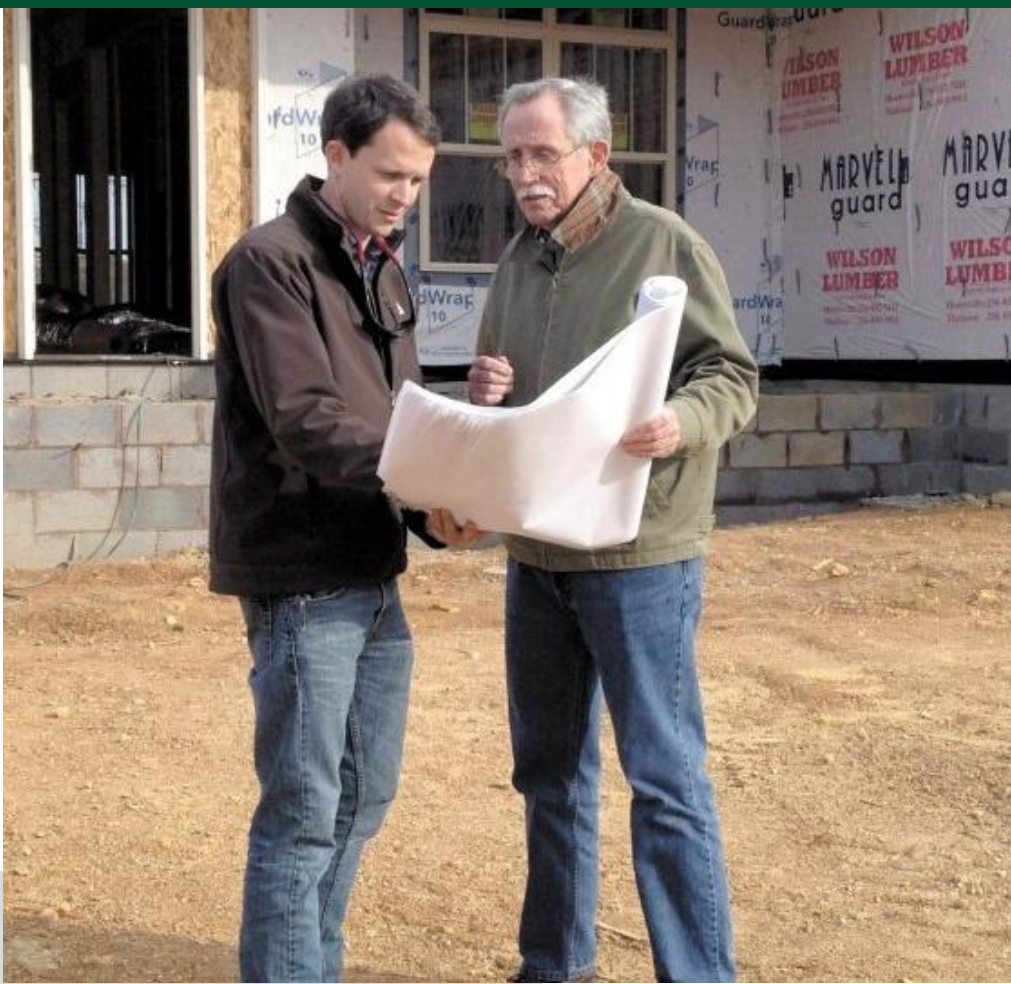
13984 POPLAR BROOK
ROAD ATHENS, AL 35611
MURPHYHOMESAL.COM
256-559-3826



Murphy Homes
YOUR *Builder*



12.15.2023



ABOUT US

Murphy Homes, in Madison, AL, is a family owned local builder whose focus is on the customer. Since 1976 we have built new homes in Alabama that withstand the test of time and that not only meet, but exceed, our customer's expectations. From its beginning years in carpentry to remodeling and finally home building, Murphy Homes has built its reputation on quality. With customizable home plans and great locations throughout North Central Alabama including Madison, Athens, East Limestone County, Madison County, New Market, and Meridianville. Your home is the most personal investment you can make. We wake up everyday with the goal of creating a new home you can be proud to live in. By combining cutting edge design, thorough construction knowledge, and world class customer service, we are your builder.

MURPHYHOMESAL.COM



WHAT WE DO

We offer the following Cottage floor plans along with several structural and design options for the home buyer in need of a personalized home.

HAWTHORNE

Elevations A, B, C, D

TWAIN

Elevations A, B, C, D, E, F, G

HEMINGWAY

Elevations A, B, C, D

FITZGERALD

Elevations A, B

BALDWIN

Elevations A, B, C, D

HARPER

Elevations A, B*

*Elevation Rendering not shown



HAWTHORNE ELEVATIONS

1,709 - 2,289 SF

3 BED / 2 BATH



ELEVATION A*

*CAN NOT ADD BONUS



ELEVATION B*

*CAN NOT ADD BONUS



ELEVATION C



ELEVATION D

BONUS OPTION 1:

2,054 SF

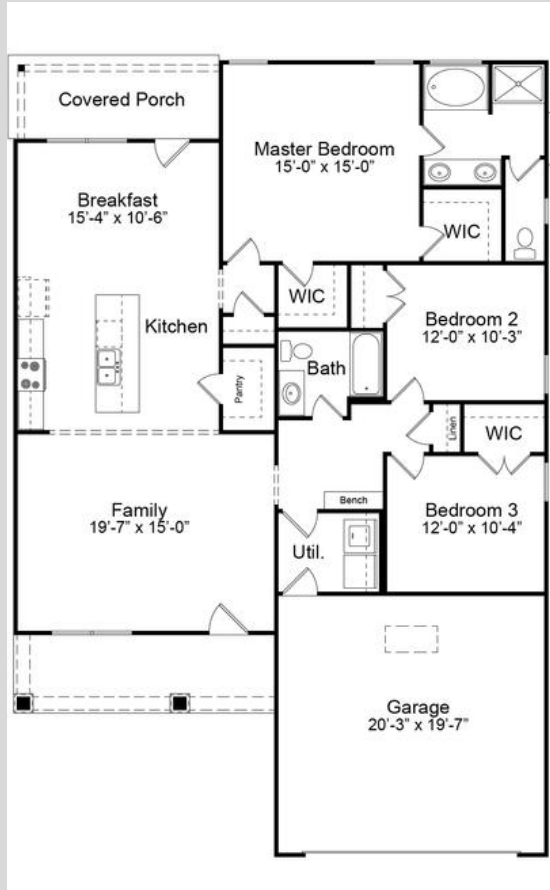
3 BED / 2 BATH

BONUS OPTION 2:

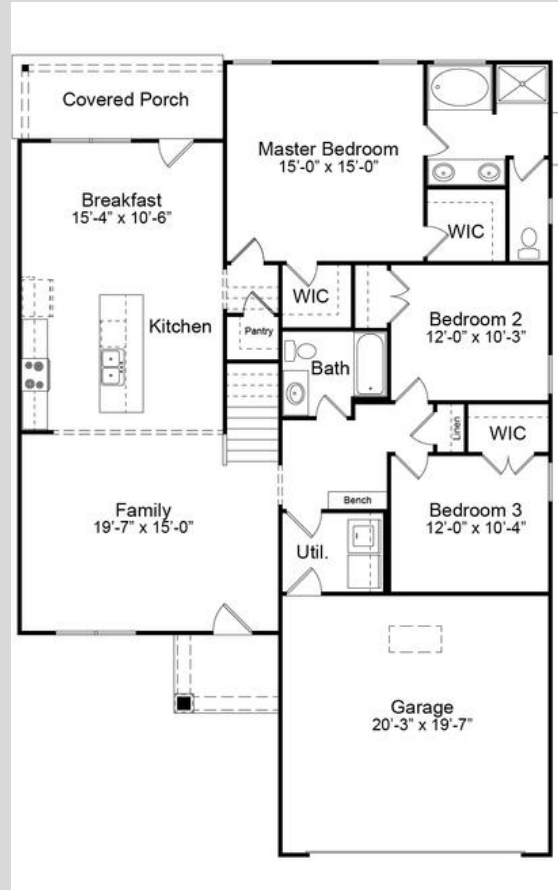
2,289 SF

4 BED / 2 BATH

HAWTHORNE LINE DRAWINGS

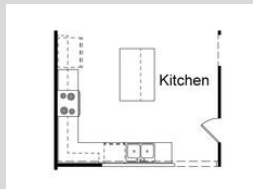


STANDARD

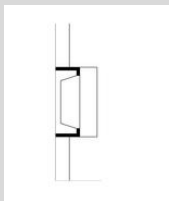


ADDED SECOND FLOOR

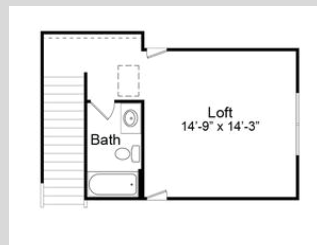
ADD-ONS:



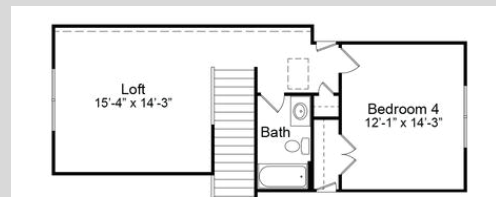
ALTERNATE KITCHEN LAYOUT



ADD FIREPLACE TO FAMILY ROOM



SECOND FLOOR LOFT & BATH



SECOND-FLOOR LOFT, BATH, & 4TH BEDROOM

TWAIN ELEVATIONS

2,174 - 3,257 SF

3 BED / 2 BATH



ELEVATION A*

*CAN NOT ADD BONUS



ELEVATION B*

*CAN NOT ADD BONUS



ELEVATION C



ELEVATION D



ELEVATION E

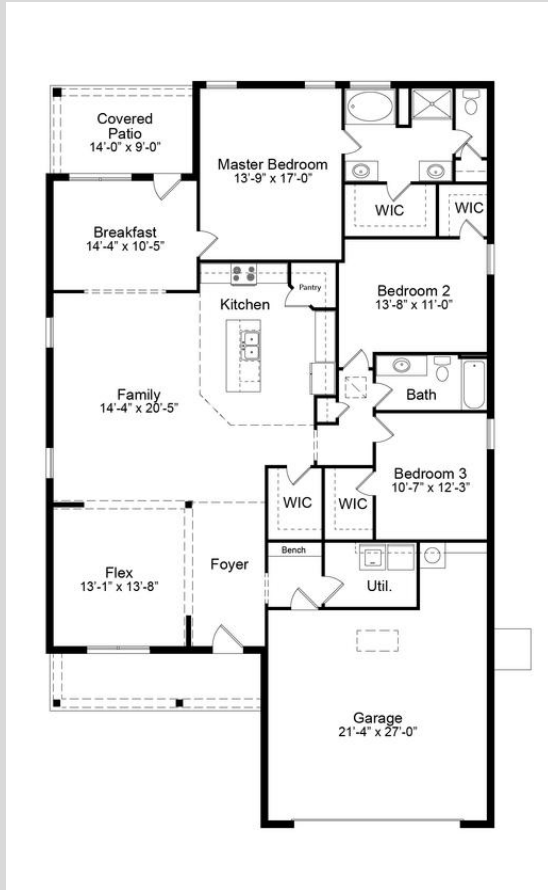


ELEVATION F

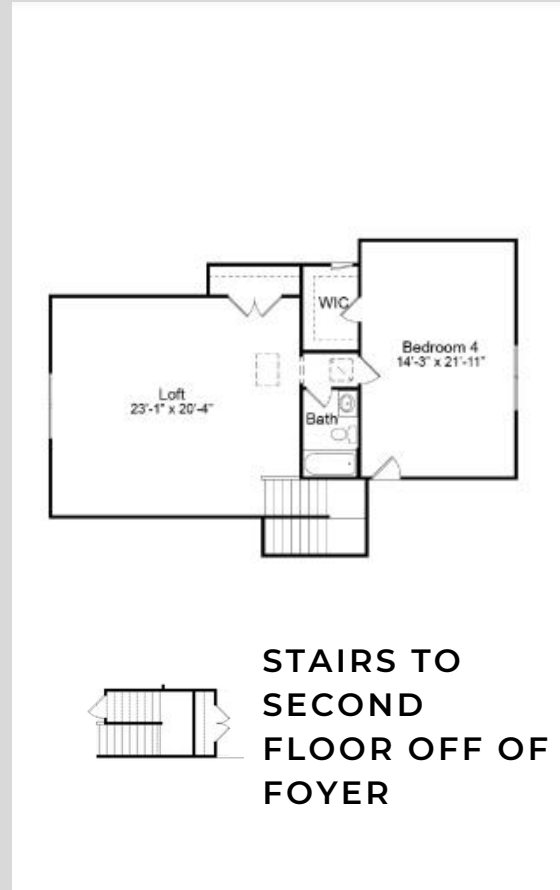


ELEVATION G

TWAIN LINE DRAWINGS

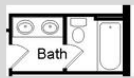


FIRST FLOOR

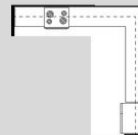


STAIRS TO SECOND FLOOR OFF OF FOYER

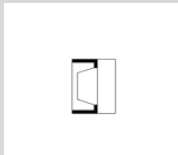
ADD-ONS:



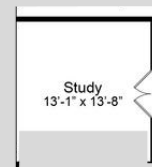
DOUBLE VANITY IN GUEST BATH



END INSTEAD OF CORNER PANTRY



FIREPLACE IN FAMILY ROOM



WALL OFF AND ADD DOORS TO FLEX ROOM

BONUS OPTION 1:

**2,753 SQ FT
3 BED / 2.5 BATH**

BONUS OPTION 2:

**3,137 SQ FT
4 BED / 3 BATH**

BONUS OPTION 3:

**3,257 SQ FT
5 BED / 3 BATH**

HEMINGWAY ELEVATIONS

2,484 - 3,309 SF

4 BED / 3 BATH



ELEVATION A*

*CAN NOT ADD BONUS



ELEVATION B*

*CAN NOT ADD BONUS



ELEVATION C



ELEVATION D



ELEVATION F

BONUS OPTION 1:

3,023 SQ FT

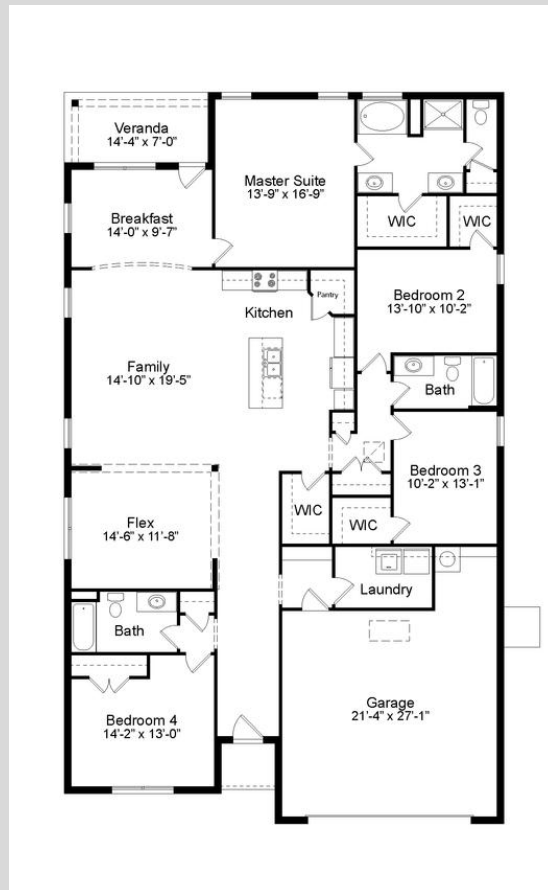
4 BED/3 BATH

BONUS OPTION 2:

3,309 SQ FT

5 BED/3 BATH

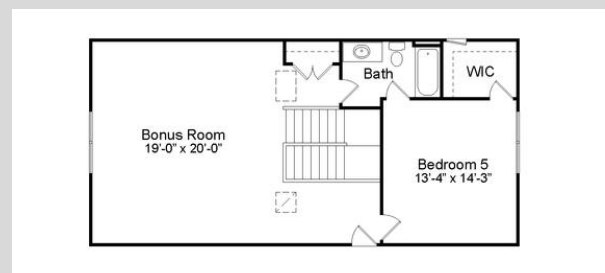
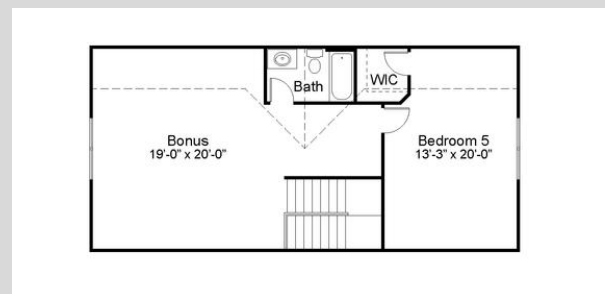
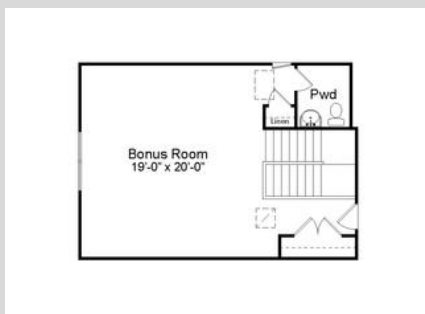
HEMINGWAY LINE DRAWINGS



**STAIRS TO
SECOND FLOOR
OFF OF KITCHEN**

FIRST FLOOR

BONUS ROOM OPTIONS:



FITZGERALD ELEVATIONS

2,752 SF

4 BED / 2.5 BATH

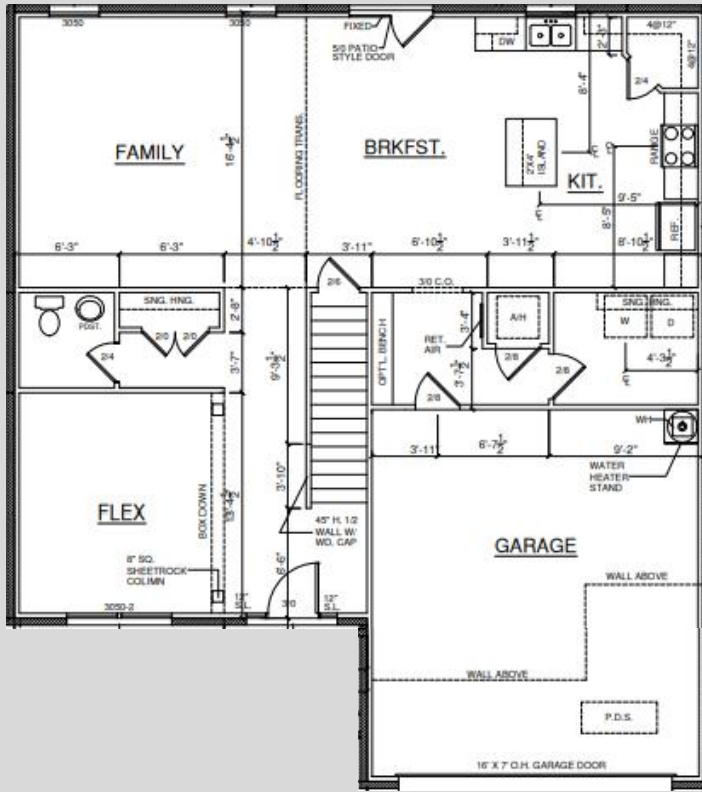


ELEVATION A

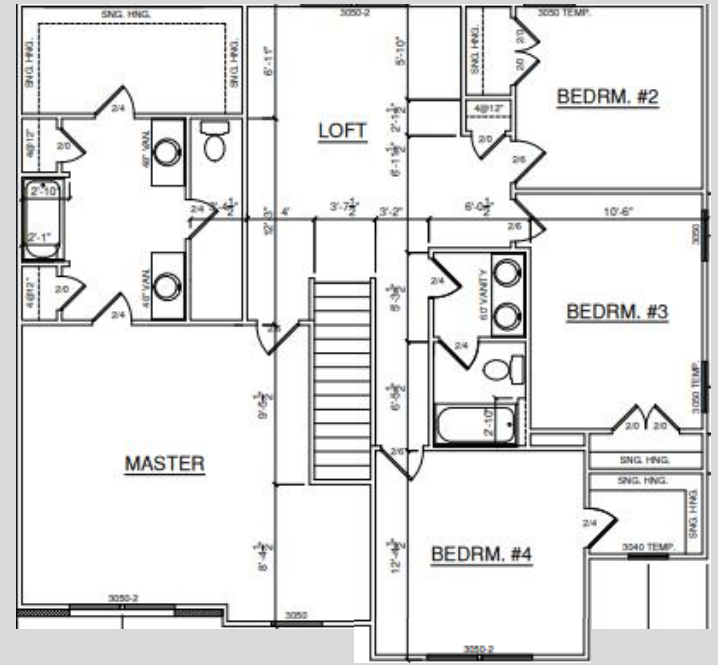


ELEVATION B

FITZGERALD LINE DRAWINGS

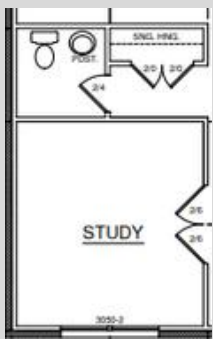


FIRST FLOOR



SECOND FLOOR

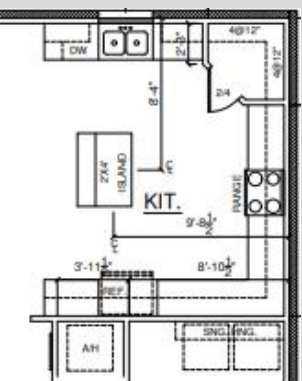
ADD-ONS:



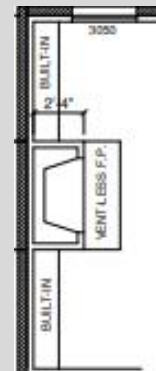
**ENCLOSED STUDY
INSTEAD OF FLEX
ROOM**



**OPTIONAL PRIMARY
BATHROOM LAYOUT**



**ALTERNATE KITCHEN
LAYOUT**



**FIREPLACE WITH
OR WITHOUT
BUILT-INS**

BALDWIN ELEVATIONS

3,482 SF

5 BED / 2.5 BATH



ELEVATION A



ELEVATION B

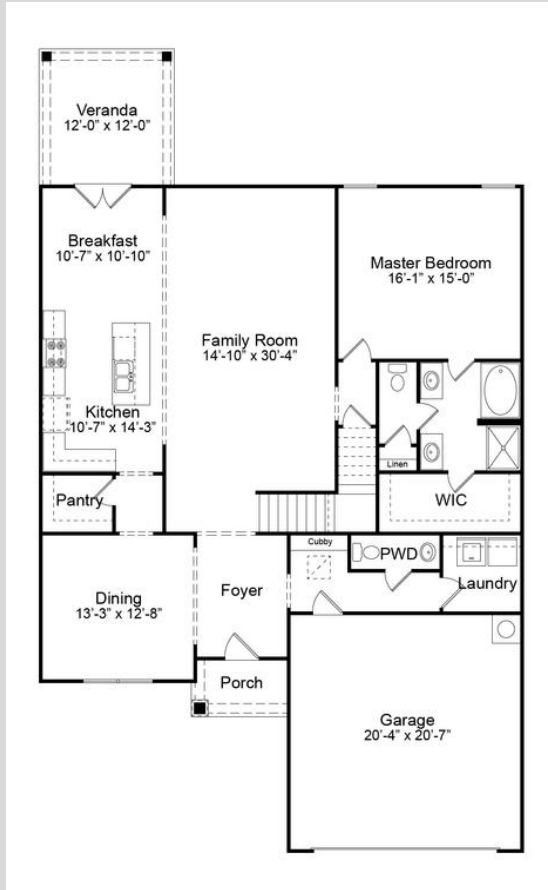


ELEVATION C

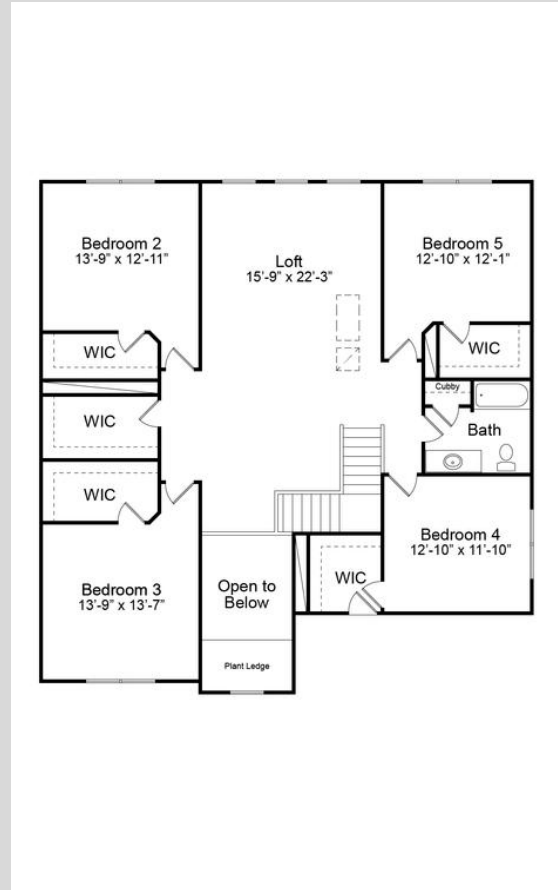


ELEVATION D

BALDWIN LINE DRAWINGS

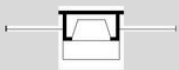


FIRST FLOOR



SECOND FLOOR

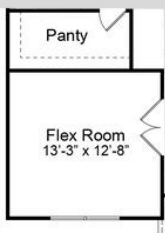
ADD-ONS:



FIREPLACE WITH OR WITHOUT BUILTINS IN SEVERAL LOCATIONS

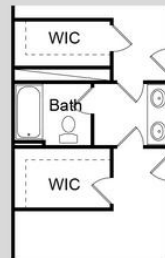


GUEST ROOM & BATH INSTEAD OF DINING ROOM

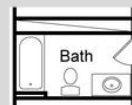


FLEX ROOM INSTEAD OF DINING ROOM

ADD-ONS:



JACK & JILL BATHROOM BETWEEN BEDROOMS 2 & 3



ADD BATH BETWEEN BEDROOMS 2 & 3

HARPER ELEVATION

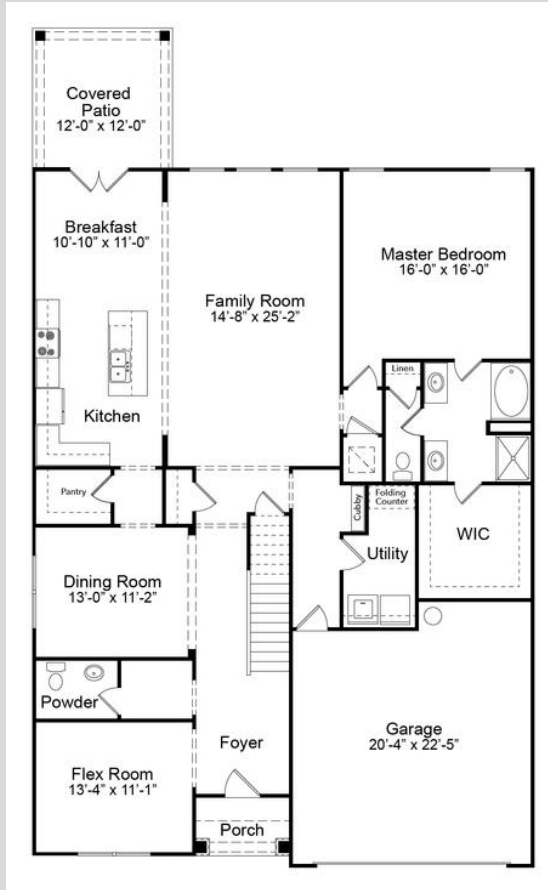
4,415 SF

5 BED / 2.5 BATH

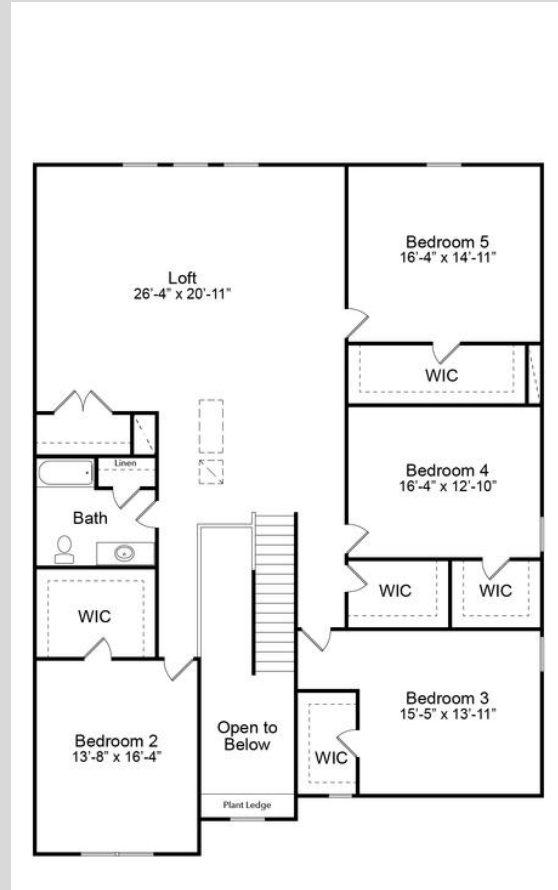


ELEVATION A

HARPER LINE DRAWINGS



FIRST FLOOR



SECOND FLOOR

ADD-ONS:



FIREPLACE IN THE FAMILY ROOM



ADD BATH BETWEEN BEDROOMS 3 & 4



GUEST ROOM & ENSUITE BATH INSTEAD OF FLEX ROOM

INCLUDED AMENITIES

We offer the following included amenities in each of our homes.



Kitchen

- GE stainless steel appliances include a free-standing 30" range, dishwasher, and over-the-range microwave.
- Delta "Coranto Series" pull-down faucet multi-spray function featuring a lifetime guarantee.
- Granite countertops with durable stainless steel under-mount sink.
- Hand-laid tile backsplash.

Master Bathroom

- Delta "Woodhurst" Series faucets featuring a lifetime guarantee.
- 36" "Gentlemen's Height" vanities.
- Easy to clean and long-lasting granite countertops.
- Luxurious shower with full height hinged shower door.
- Relaxing soaker tub.
- Walk-in primary closet.

Flooring

- Durable RevWood floors are included in the foyer, kitchen, and breakfast nook.
- Ceramic tile with underlayment included in utility room and all bathrooms.
- Plush carpet with 6lb pad included in all bedrooms and the family room.

Trim Carpentry and Moldings

- Our unique Murphy Homes Cubby™ with Wood Bench is included in every home we build!
- Crown molding included in the foyer, kitchen, breakfast nook, family room, flex/dining room, and master bedroom.
- Window & door casing included throughout the home.

INCLUDED AMENITIES

We offer the following included amenities in each of our homes.



Exterior Features

- Maintenance free brick construction.
- Monolithic slab foundation.
- Stone & siding used for exterior accents - when applicable.
- Bermuda sod yard - up to 1,000 sq yards.
- Lush landscaping package.
- Home site is expertly graded to ensure no standing water.
- 30-year architectural shingles.
- Front and back covered porches.

Energy Efficiency

- R-13 insulation in the walls.
- R-30 insulation in the ceiling.
- Murphy Homes Air Barrier™ air infiltration system in all homes to ensure your home is sealed tight against the elements.
- All Murphy Homes are “Blower Door” tested, and our ductwork is pressure tested to ensure <6% leakage.
- “Low-e” windows and doors.

Garage

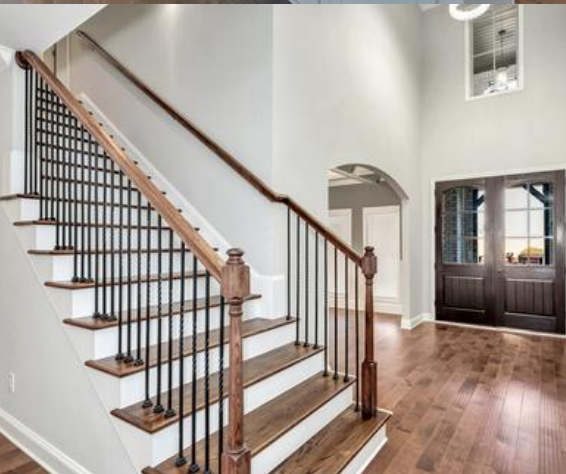
- 2-Car "Overhead Door" brand garage door that are quiet and durable.
- Roof system over garage is built with attic trusses for future storage.
- Garage floors are sloped to ensure water flows out of your garage.

Community Features

- Every home site features one live oak tree.

Floor Plans

- Expertly Designed Floor Plans with our customers in mind.
- Plans feature opportunities for tray, vaulted, or coffered ceilings.
- Ability to work with Murphy Homes to customize floor plans to fit your family's needs.



HOME PRICING SUBJECT TO CHANGE